

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JULY 6, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Scott Wilson
Ron Reim

Absent:

None

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the June 15, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW - NEW CONSTRUCTION - DETACHED GARAGE (SINGLE FAMILY RESIDENCE) - 6401 ELLENWOOD

Paul Fendler, project architect, was in attendance at the meeting.

Catherine Powers explained that the applicant is proposing to construct a new 1,772 square foot 3-car garage. The submitted plans show no living space in this new structure. According to the Zoning Ordinance, maximum coverage for an accessory structure is 35% of the rear yard. The

proposed structure will cover 32% of the rear yard. The plans indicate the height to be 17' 9" from existing grade to the mean height of the roof. Staff believes the new accessory structure meets the Zoning Ordinance requirements for accessory structures in that it is five feet away from the rear and side property lines and meets the height and coverage requirements. The Zoning Ordinance requires total lot impervious coverage not to exceed 55% for single family residences. The plans indicate that impervious coverage with the proposed detached garage and walkways will be 44.4%. The existing impervious coverage is 35.9%. Downspout connections from the roof will be connected to an existing lateral. A thru-wall HVAC unit is proposed on the north elevation of the accessory structure to provide combination heating and cooling. No units will be placed outside of the structure on the property. One (1) 12" Buckeye will be removed to accommodate the new structure. The revised plans show caliper inch replacement with (3) 2" Chokecherry trees and (3) 2" Dogwood trees. Catherine noted that staff is of the opinion that the proposed three-car detached garage and storage unit meets the provisions of the Zoning Ordinance in terms of setbacks, impervious coverage, and rear yard coverage. Although the proposed garage and storage unit is large in comparison to the residence on the site and existing garage/storage units in the surrounding area, the proposed structure does not exceed the maximum coverage allowed in rear yards by the Zoning Ordinance and therefore, staff recommends approval as submitted.

Mr. Fendler reminded the members that this house was approved for an addition several months ago. He then distributed photos of the property to the east, noting that they have a 7' tall stucco wall and as such, the garage will have minimal visual impact. He stated that the subject property also contains a porte-cochere on the side and therefore, the view of the garage from the front will be minimal. He stated that additionally, there is heavy landscaping along the north side of the property.

Marc Lopata asked the percentage of lot coverage prior to construction of the addition.

Catherine Powers stated that information was not readily available.

Marc Lopata asked about the garage use.

Catherine Powers indicated that it will not contain a living unit.

Marc Lopata noted the window HVAC unit. He asked where the additional water will go.

Catherine Powers indicated that water run-off will be connected to an existing lateral.

Marc Lopata noted that more water will be added to the storm system.

Catherine Powers agreed.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers noted that the proposed structure will be brick to match the primary residence. The roof pitch and roofing material will be simulated slate to match the main residence. The carriage garage doors will be wood. The windows are proposed to be wood clad double-hung with brick mould and head details to match the residence. Brick quoins on the corners of the proposed accessory structure will match those on the existing residence. Catherine stated that although the size of this accessory structure is very large, it meets the zoning requirements and staff recommends approval as submitted.

Mr. Fendler advised the members that the garage detailing will match the house, including the dormers.

Samples of the brick and roof shingles were presented.

Mr. Fendler noted that although no window sample was available, the windows to be used on the garage will be Marvin wood windows.

Steve Lichtenfeld noted that the site is heavily landscaped. He asked if the neighbors to the north will be able to see the back of the garage.

Mr. Fendler replied “no”.

Marc Lopata asked why this garage was not introduced at the time the addition was presented.

Mr. Fendler indicated that the design was not ready at that time.

Marc Lopata asked about a second floor to the garage.

Mr. Fendler stated that there are trusses all the way through and no stairs.

Marc Lopata asked about the material of the flat roof.

Mr. Fendler indicated that it is rubber.

Marc Lopata asked about the color.

Mr. Fendler asked if there was a preference.

Marc Lopata replied “white”.

Kevin O’Keefe noted that energy saving materials is not an element of architectural design, and therefore, does not believe would fall under the purview of this Board.

A brief discussion took place regarding rather or not the ARB could require the use of an energy saving material/color.

Ms. Sally Cohen, 6464 Ellenwood, asked that that the garage contain a flat roof as it would retain water.

Mr. Fendler commented that they are attempting to keep the garage design compatible with the house.

Being no further questions or comments, Scott Wilson made a motion to approve as submitted. The motion was seconded by Ron Reim and unanimously approved by the Board.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION – SINGLE FAMILY RESIDENCE – 600 W. POLO

James & Jean Davis, owners, were in attendance at the meeting.

Catherine Powers reminded the members that the Davis' were denied their application for the use of vinyl siding to replace the stucco at the previous ARB meeting. She stated that since that time, staff has met with the Davis' to come up with an alternate solution. She indicated that the Davis' decided not to do EIFS because the contractor (Thomas Construction) cannot do EIFS, but is willing to install fiber cement siding and therefore, staff is asking to approve fiber cement as an alternative.

Mr. Davis indicated that staff's representation is adequate. He noted that the white fiber cement lap siding has an 8" appearance.

A sample was presented.

Mr. Davis noted that Ms. Sue Powers, Trustee, was also in attendance.

Steve Lichtenfeld asked if the product is pre-finished.

Mr. Davis replied "yes". He stated it comes with a 20 year guarantee.

Marc Lopata asked if the contractor only does siding.

Mr. Davis replied "no"; he stated that they also do kitchens, baths and sunrooms.

Scott Wilson commented that he believes this was the direction they were headed.

Chairman Sanger stated that he is not completely happy with the use of fiber cement siding, but noted that this is probably the best compromise. He asked if the chimney will also be done with this material.

Mr. Davis replied "yes".

Marc Lopata asked how the City keeps this from happening again.

Catherine Powers stated that Thomas Construction is now aware of the City's regulations. She stated that there are some contractors that do not know our rules.

Chairman Sanger asked Ms. Powers if the Trustees approve of the proposal.

Ms. Powers replied "yes".

Being no further questions or comments, Jim Liberman made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

EXTERIOR RENOVATION – MULTI-FAMILY RESIDENTIAL BUILDING – 250 S. BRENTWOOD BOULEVARD

Mr. Brian Bild, President of the Shaw Park Place Condo Association, was in attendance at the meeting. Also in attendance was Nathan Arendt, West Divisional Sales Manager (CraneBoard Solid Core System).

Catherine Powers explained that this is consideration of a request by Brian Bild, President of the Shaw Park Place Condominium Association, for approval of the use of vinyl siding to replace the existing wood lap siding located on the balconies. The applicant is requesting a modification of the Architectural Review Guidelines which prohibits the use of vinyl siding. Catherine stated that the existing structure contains a simulated brick exterior with dark stained cedar wood siding on the balcony areas. The applicant has indicated to staff that the wood material has been in place for approximately 25 years. In a letter submitted to the Architectural Review Board, the applicant provides justification for the use of CraneBoard vinyl siding which is an insulated, upgraded product. In addition, the applicant lists reasons why Hardieboard is not appropriate for this project. The proposed vinyl siding would be dark chocolate brown in color to match the existing cedar color. Catherine stated that the Architectural Review Guidelines prohibit the use of vinyl siding unless there is just cause to grant the exception. She stated that staff has concerns with the use of vinyl siding on a highly visible building. Furthermore, staff understands that the existing wood material has been in place for 25 years, which seems like a reasonable life cycle for an exterior siding material. If fiber cement siding is not feasible for this application, staff believes that the wood material should be replaced to match existing and therefore, staff recommends that the Board deny the request for vinyl siding and require the use of cedar wood lap siding.

Mrs. Bild distributed photographs and information on the CraneBoard material to the members and to staff.

Mr. Bild introduced Nathan Arendt to the members. He stated that the Association began the process of re-doing the siding material about 2 ½ years ago. He indicated that CraneBoard, a relatively new product (about two years old), was ultimately selected and that it is significantly different than a typical siding material. He stated that he believes most are unfamiliar with the

solid core product and presented a sample to the members. He indicated that the channels catch condensation and drip holes provide a release. He stated that the material sample also depicts the color they are proposing, which is called "cabin", but is a chocolate-brown color to match very closely to the existing siding. He stated that there will be almost no seams except on the fourth floor.

Mr. Arendt indicated that the product comes in 10 and 16 feet sections. He commented that a 10 X 10 foot section of fiber cement weighs 220 pounds.

Mr. Bild indicated that this siding is superior in appearance and in installation. He stated that fiber and cedar require maintenance, whereas this product does not. He indicated that this product comes with a 60 year guarantee, which is the best out there. He stated that this 1 acre corner lot, located at Shaw Park Drive & Brentwood Blvd., is really only visible from the west (across Brentwood Blvd. at the tennis courts). He stated that he does not believe that people will notice anything but an improvement to the building. Mr. Bild noted that the existing siding is experiencing water leaks and that there is 1 new leaking deck every 6 months (currently there are 3 leaking decks). He informed the members that the interior of the decks were done in the CraneBoard siding, although a different color than proposed for the exterior. He reiterated that this is a new and desirable high quality product that will last long-term and will work well for this application.

Chairman Sanger asked Mr. Arendt what other buildings in the area contain this product.

Mr. Arendt stated that he could obtain and provide a list by tomorrow afternoon.

Steve Lichtenfeld stated that darker colors tend to fade, especially the south and west elevations. He asked if any fading tests were done.

Mr. Arendt talked about hunter units, a term used by the industry when referring to fading. He said this product is top rated and that typical vinyl has a 1-2 hunter unit rating, whereas his company sells nothing with a rating of less than 4.

Steve Lichtenfeld asked if the deck leakage is related to the siding or flashing or the decking material itself.

Mr. Bild stated that the siding is deteriorating.

Steve Lichtenfeld commented that the leaking may not be related.

Mr. Bild indicated that it is possible, but that there are areas of the building that leak due to the siding.

Jim Liberman asked Mr. Bild if he had a mullion sample.

Mr. Arendt stated that he did not have a sample here but could get one from the distribution point within 24 hours. He indicated that the mullion is foam filled as well.

Mr. Bild stated that the plan is not to have any exposed wood.

Marc Lopata stated that his concern is that the City cannot do anything when the product fades and that it will fade. He asked what the 60 year warranty is based on.

Mr. Arendt indicated that it is guaranteed for the life of the structure and covers everything including fading and that he has never seen fading of a product with a 4 hunter level. He stated the product has an R Value of 4.

Marc Lopata stated that he believes the product only benefits the building owner, but has no community benefits. He stated that he is concerned with the petroleum base and that if it catches on fire, there will be a massive amount of toxic emitted into the air.

Scott Wilson asked the price comparison to that of cedar.

Mr. Bild indicated that they did not price cedar siding and that fiber cement is roughly the same cost. He stated that fiber cement cannot be cut on a scaffold or a lift and must be cut on the ground.

Marc Lopata commented that he could smell the sample from where he sits...he said this is not an effective use of petroleum.

Mr. Arendt stated that it is fine once it is exposed to the environment.

Scott Wilson commented that the previous applicant was denied the use of vinyl siding for their home and came back with fiber cement.

Marc Lopata stated that he sees no benefit to the City to approve this product.

Chairman Sanger informed Mr. Bild that this Board's decision is not financially based and noted that this building is in a highly visible area of the City. He called for a motion.

Marc Lopata made a motion to deny the application per staff recommendation. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

CONCEPTUAL REVIEW – NEW CONSTRUCTION - LADUE NAIL & SPA – 7737 CLAYTON ROAD (FORMER SITE OF LAKE FOREST BAKERY)

Mr. Lei Mak, project architect, was in attendance at the meeting.

Catherine Powers explained that this is for the conceptual review of the construction of a two-story, approximately 4,398 square foot building to accommodate Ladue Nail and Spa. The functions of this business will be to provide manicure, pedicure, and facial services. This site is located at the corner of Clayton Road and Bemiston Avenue and formerly occupied by Lake Forest Bakery. Along this section of the north side of Clayton Road are a series of one, one-and-a-half, and

two-story retail shops with large storefront display windows and brick facades. The color of the brick differs between buildings, and some are painted. A public alley and residential neighborhood are directly north of the site. Ladue Nail and Spa has multiple locations in St. Louis County. At this location, Ladue Nail and Spa is proposing a bold and modern design. The proposed exterior will feature clad windows and metal preformed panels. Alucobond is an example of the metal preformed panels proposed for the exterior of the building. This aluminum composite material is often metallic in color and gives a very clean and seamless appearance. The overhangs on the second floor and the sun screens on the south and west sides are energy saving features. The proposed structure is well-proportioned to the site. However, staff believes the proposed building materials are discordant in comparison to the adjacent retail shops and surrounding residential area. Surrounded by traditional brick structures, the materials of the proposed building would be a concern. The proposed structure is attached to the adjacent building and should incorporate traditional materials to be more consistent with the style of the surrounding buildings. Staff recommends that the Board hear the presentation and provide input. Catherine noted that this is conceptual only and nothing that is said by either party is binding.

Mr. Mak presented the proposed site plan and a small scale model of the proposed building to the members. He stated that the owners purchased the property back in October. He indicated that it is a tight site and there will be parking (15 spaces) at the rear. He stated that there will be 2 entrances (one facing the parking lot at the rear and one off of Clayton Road). He stated the site slopes from the rear towards the front about 2 ½ to 3 feet. He stated the primary function of the establishment is manicures, pedicures and facials. Mr. Mak then provided an explanation of the exterior of the building, noting that there will be a fire escape stairway at the rear. He stated that the owners are looking for a bold, new look. He stated that he realizes that the building does not fit in well architecturally with the other buildings in the area, but that he sees a lot of styles in downtown Clayton. He stated that staff commented that there could be concerns regarding the proposed architecture/materials.

Chairman Sanger asked if the Master Plan speaks to this site.

Catherine Powers indicated that the Master Plan speaks to the area, but more to uses and not to design and materials.

Scott Wilson stated that the building is a fine structure, but that it is out of character and not in harmony with the area.

Marc Lopata stated that he likes the building and its orientation. He recommended considering LEED Certification and supports larger windows on the south and north sides and suggested recycling the bricks from the existing building.

Ron Reim stated that he does not dislike the scale or massing of the building and has no issue with trying to be more contemporary, but has a problem with the silver color and the use of Alucobond.

Jim Liberman stated that he agrees with Ron in that Alucobond is “jarring”. He stated the building appears to front Bemiston and would prefer that it front the Clayton Road side. He stated

that he realizes one does not enter under the sign. He stated it seems odd to put the side of a building on a major thoroughfare.

Steve Lichtenfeld stated that he likes the building except for the sign and the color and that a more traditional color may blend into the area better. He asked what happens when someone wants to redevelop this part of Clayton Road; this would be the first new building that doubles capacity and yet meets parking requirements. He stated that this could set the pace for development of the block. He indicated that overall, he likes it, but would prefer a different color, one that is non sun reflective. He stated that he agrees that the front should be along Clayton Road. He stated that a material that comes to mind is Trespa, like what was used on the condominium building on Alamo at St. Rita. He stated that Trespa comes in a panelized form.

Jim Liberman asked if there is an issue with the silver color or the Alucobond as a whole.

Chairman Sanger stated that he is happy someone purchased the property, but he does not like the proposal at all. He stated that the building would stick out like a sore thumb, as the area is brick and asked that they play on the style that exists.

Ms. Helen Kornblum, 7736 W. Biltmore (directly behind this site) asked if the subject property is part of the Davis Place Subdivision.

Chairman Sanger replied that he did not know, but would find out.

Ms. Kornblum indicated that she had to use brick for her addition.

Chairman Sanger explained to Ms. Kornblum that this was an informal presentation only at this time and no vote would be taken this evening.

Jim Liberman commented that he believes the general consensus is that the shape and overall look of the building looks good, but that brick would get a better reception.

Marc Lopata stated that there are alternatives to brick.

Chairman Sanger agreed.

Marc Lopata asked about approved materials.

Catherine Powers indicated that the ARB Guidelines only speak to materials for residential projects (brick, stone or stucco).

Marc Lopata commented that durability and maintenance are very important.

Mr. Mak asked if the next step is a formal review.

Chairman Sanger suggested that Mr. Mak speak with staff.

Mr. Mak asked that he be allowed to get more input before he makes a formal presentation.

Chairman Sanger commented that the new dormitories at Washington University were constructed/designed to look old so that they fit in with the other existing buildings on the campus.

Marc Lopata suggested rendering it with other materials.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:05 p.m.

Recording Secretary